PT OF LOT 10
R583703 & R583704
FPL ESMT IN OR 410 PG 236

ARNOLD MICHELE & JEFFREY B
54712 CHURCH RD
CALLAHAN, FL 32011

2023

37-1N-25-299R-0010-0020

BUILDING CHARACTERISTICS

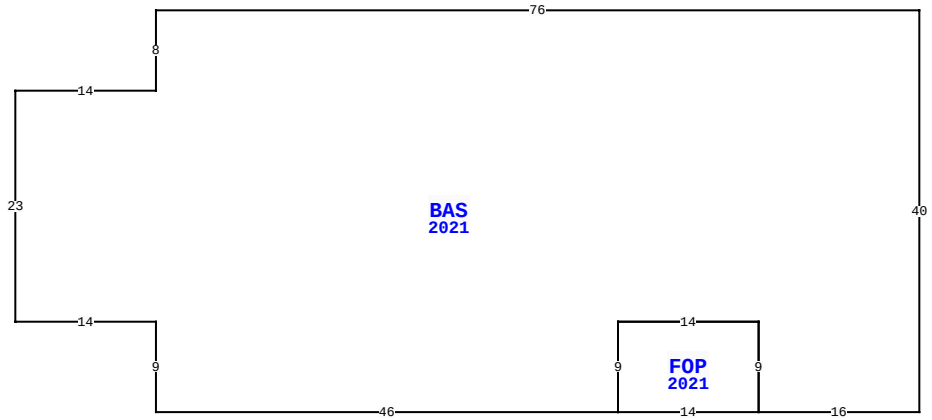
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	3,236	227,814
FOP	126	30	38	2,675
TOTALS	3,362		3,274	230,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	3,274	108.3000	70.40	230,490	2021	2021	0	0	0	0.00	100.00

1 MOD FRAME – 100% - 2002 Heated Area: 3236 HX Base Yr 2002



54712 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		230,490
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		102,200
TOTAL MARKET VALUE		332,690
SOH/AGL Deduction		97,038
ASSESSED VALUE		235,652
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,652
TOTAL JUST VALUE		332,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012812	CO ISSUED	0	06/04/2021
20012812	MODULAR HM	0	12/21/2020
8460	MH MOVE-ON	19,000	03/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0048	7/10/2020	QC	U	I	11	100
GRANTOR: ARNOLD MICHELLE M F/K						
GRANTEE: ARNOLD MICHELE & JE						
0977/0625	3/22/2001	WD	Q	I		77,500
GRANTOR: MICHAEL CARL S						
GRANTEE: COMBS DARRELL W & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S8 W14 S23 E14 S9 E46 FOP=[YR=2021] E14 N9 W14 S9$ N9 E14 S9 E16 N40$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.92	AC		1.00	1.00	1.00	35,000.00	35,000.00	102,200							

REVIEW DATE 10/14/2021 BY KB Total Acres: 2.92 Total Land Value: 102,200 Market: 0 Agricultural: 0 Common: 102,200 PRINTED 08/02/2023 BY SYS